| 108.0 | 0001 | 0008.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 705,400 | / | 705,400 |
| USE VALUE: | 705,400 | / | 705,400 |
| ASSESSED: | 705,400 | / | 705,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 20 | | DODGE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GRECO LAWRENCE C & SUSAN M/ |
| Owner 2: | LIFE ESTATE |
| Owner 3: | |
| Street 1: | 20 DODGE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GRECO LAWRENCE C & SUSAN M - |
| Owner 2: | - |
| Street 1: | 20 DODGE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 7,265 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1700 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 9 | Varied |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7265.000 | 258,800 | | 446,600 | 705,400 |
| Total Card | 0.167 | 258,800 | | 446,600 | 705,400 |
| Total Parcel | 0.167 | 258,800 | | 446,600 | 705,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.94 | /Parcel: 414.9

**Legal Description**

| User Acct | GIS Ref | GIS Ref | Insp Date |
|---|---|---|---|
| 68768 | | | 09/04/18 |

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 108.0-0001-0008.0

!8455!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 258,800 | 0 | 7,265. | 446,600 | 705,400 | 705,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 212,900 | 0 | 7,265. | 452,900 | 665,800 | 665,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 226,100 | 0 | 7,265. | 338,100 | 564,200 | 564,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 226,100 | 0 | 7,265. | 306,200 | 532,300 | 532,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 226,100 | 0 | 7,265. | 293,500 | 519,600 | 519,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 225,000 | 0 | 7,265. | 248,800 | 473,800 | 473,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 225,000 | 0 | 7,265. | 236,000 | 461,000 | 461,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 225,000 | 0 | 7,265. | 224,600 | 449,600 | 449,600 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 23:01:48 |

**LAST REV**

| Date | Time |
|---|---|
| 09/25/18 | 14:41:07 |

apro

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 68768 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8455

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GRECO LAWRENCE | 63404-383 | | 3/25/2014 | Convenience | 1 | No | No | | |
| GRECO MARY/ESTA | 15929-437 | | 12/19/1984 | Family | 1 | No | No | | |
| GRECO EGIDIO C | 13625-449 | | 1/16/1979 | Family | 1 | No | No | | N |
| ARENS GUY J & R | 9522-524 | | 12/23/1959 | | 18,500 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/6/2000 | 109 | Alterati | 5,000 | | | | | FRAME WALL IN BMT |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/4/2018 | Meas/Inspect | CC | Chris C |
| 1/7/2009 | Measured | 372 | PATRIOT |
| 11/29/1999 | Mailer Sent | | |
| 10/28/1999 | Measured | 256 | PATRIOT |
| 12/1/1981 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7265 | | Sq. Ft. | Site | | 0 | 70. | 0.88 | 5 | | | | | | | | | 446,563 | | | | | | 446,600 | |

| Total AC/HA: | 0.16678 | Total SF/SM: | 7265 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 446,563 | Spl Credit | | Total: | 446,600 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | 1 | Rating: | Average |

## COMMENTS

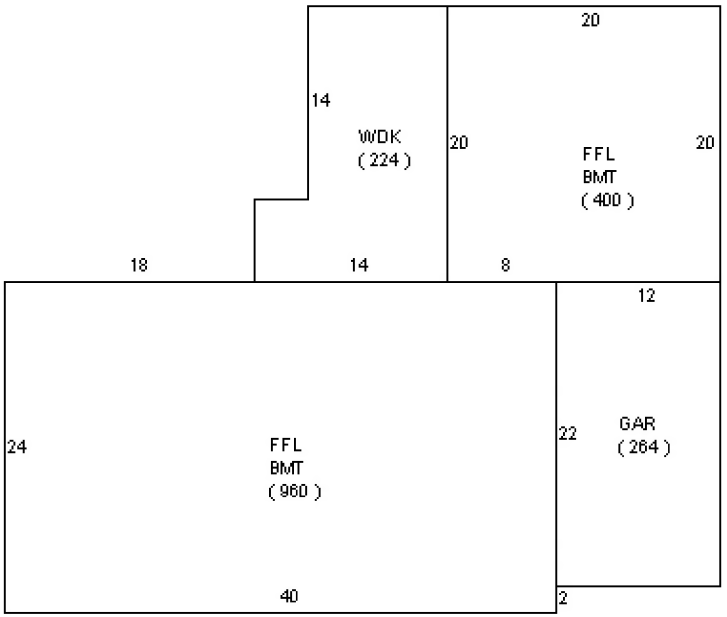
## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## SKETCH




## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1953 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 128.237 |
| Other Features: | 72597 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 317934 |
| Depreciation: | 59136 |
| Depreciated Total: | 258798 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val | |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 128.24 |
| Special Features: | 0 | Val/Su Net: | 80.67 |
| Final Total: | 258800 | Val/Su SzAd | 190.29 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,360 | 45.680 | 62,131 |
| FFL | First Floor | 1,360 | 128.240 | 174,403 |
| GAR | Garage | 264 | 24.470 | 6,459 |
| WDK | Deck | 224 | 10.460 | 2,344 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,208 | | | Total: | 245,337 |
| Size Ad | 1360 | Gross Are | 3208 | FinArea | 1700 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 25 | A | |

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |

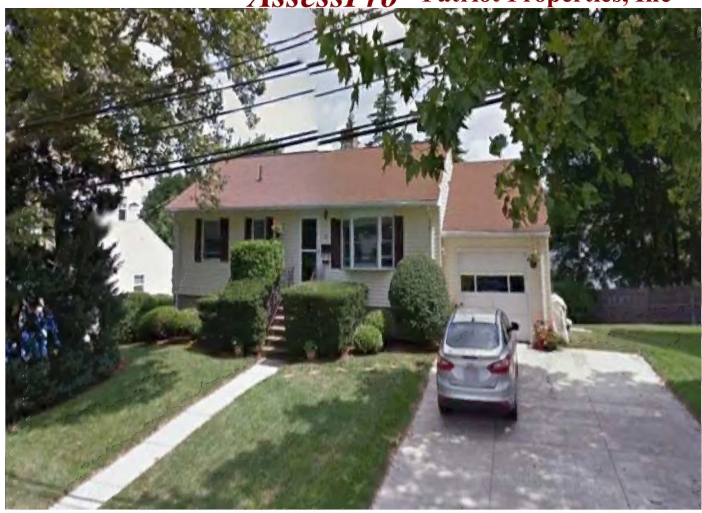
## SPEC FEATURES/YARD ITEMS

## PARCEL ID

108.0-0001-0008.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |

## IMAGE

AssessPro Patriot Properties, Inc